

rightmove



FOR SALE

EXCELLENT INVESTMENT OPPORTUNITY



PRIME FREEHOLD RETAIL

HULL – 24 WITHAM, EAST RIDING, HU9 1BY

PRICE - OFFERS OVER £70,000 SUBJECT TO CONTRACT

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LOCATION

The property is conveniently located on the north side of Witham in the city of Kingston Upon Hull. Voted the city of culture for 2017, Hull offers an abundance of amenities and leisure facilities with many national and international retailers and businesses trading on the doorstep with heavy passing foot-fall. The area is set to continued regeneration and expansion following the city of culture title. Hull benefits from excellent road access with the M63 and A63 in close proximity. Hull Paragon Interchange offers frequent direct rail services to London Kings Cross, Manchester and Leeds.

DESCRIPTION

The property is entered via roller shutter doors to the front elevation onto Witham. To the ground floor there is retail area of approximately 33 sq m along with a Kitchen area and staff toilets. (STP) The upstairs to the building could be converted to an apartment with the addition of a kitchen & bathroom and benefits from bay window to the front elevation and is accessed through the ground floor retail unit.

TENURE

The property is freehold

INVESTMENT ANALYSIS

Following a program of works the upper floors could be rented for £400 pcm (£4,800 p.a.) once tenanted the ground floor retail unit could generate in the region of £450 pcm (5,400 pa) in addition, due to the location of the property and its close proximity to the city centre the exposed east side of the property could be used as advertising.

VIEWING

Strictly by appointment only.

